



3 Orchard Terrace



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Barnstaple, Newport, Devon EX32 9DY

Local amenities and Barnstaple town centre within easy access.

A beautifully presented early Victorian townhouse c.1837 situated in one of the most desirable locations in Barnstaple

- Early Victorian Townhouse Circa 1837
- 4/5 Bedroom's
- Downstairs Shower Room, Family Bathroom
- All Mains Connected
- Spacious and Versatile Accommodation
- Living Room, Sitting Room, Kitchen/Diner
- Private Walled Garden, Courtyard and Garage/Workshop
- Very Well Presented

SITUATION AND AMENITIES

The property is well located in the much favoured area of Rumsam, on the south east side of the town, convenient for local facilities at Newport including shops, park and riverside walk. The property is also in walking distance of Newport Primary Academy and Park Secondary School. The town centre and the Tarka Trail, part of the National Cycle Network, are also within easy access. Barnstaple is the regional centre for North Devon and the town offers an excellent range of facilities catering for retail, leisure/recreation and education. The town centre is noted for it's restored Pannier Market, the adjacent Butcher's Row and is also home to a thriving theatre as well as North Devon Hospital. For golfers there are a number of clubs but most noted are the two championship links courses at Saunton and the Royal North Devon. Sailing is available on the coastal waters and Instow, a few miles away on the banks of the River Torridge, is home to the North Devon Yacht Club. The glorious sandy, surfing beaches at Saunton Sands, Croyde Bay and Woolacombe are all within easy motoring distance, as is Exmoor National Park to the north. The nearby North Devon Link Road (A361) provides a fast route to the M5 at Junction 27 (Tiverton) about 34 miles away and Tiverton parkway Mainline Station offers a fast service of trains to London, Paddington, in just over 2 hours. Exeter the county town and Cathedral City, with its International airport, is about 40 miles.



DESCRIPTION

3 Orchard Terrace is a beautifully presented early Victorian townhouse c.1837 situated in one of the most desirable locations in Barnstaple. The accommodation which is arranged over three floors is bright, spacious and versatile with plenty of original period features which has been blended well with 21st century refinements. The property boasts 4/5 Bedrooms, large Living Room, Sitting Room, Kitchen/Breakfast Room, Shower Room and Family Bathroom. Adjoining the property is an enclosed courtyard and a separate 'Secret' walled garden along with a garage/workshop. A real rarity for a townhouse in this location. This is certainly a property that has an instant 'wow factor' and definitely needs to be seen to be fully appreciated.

GROUND FLOOR

PORCH with original mosaic tiled flooring with stained-glass door into the ENTRANCE HALL exposed original floorboards, under stairs cupboard. LIVING ROOM exposed floorboards, large sash bay window, ornate fireplace with slate hearth. SITTING ROOM exposed floor boards, wood burner with slate hearth, alcove shelving either side, glazed doors to rear porch. KITCHEN/DINER tiled flooring, Walk in Larder, wall and base units and central island, ceramic sink with drainer, fireplace with Rayburn, integrated oven with gas hob and extractor hood over, tiled splash back, space for dishwasher, booth style seating with dining table, x2 Velux windows, French doors to rear courtyard. Inner hallway to SHOWER ROOM tiled flooring, ceramic sink with vanity unit, single WC, corner shower with tiled splash back, heated towel rail/radiator. STUDY/BEDROOM 5 carpeted, double glazed windows to rear courtyard.

FIRST FLOOR

Split level LANDING cupboard space for utilities (washing machine/washer dryer). FAMILY BATHROOM laminated flooring, radiator/heated towel rail, original fireplace with wooden surround, airing cupboard with Worcestershire combi boiler, large ceramic basin, retro roll top bath, traditional high-level pull chain WC, double corner shower with tiled splash back and glass screen. BEDROOM 1 exposed wooden floorboards, a large double room with bay window to front, original fireplace with marble surround and slate hearth. BEDROOM 4 (currently used as dressing room), built in double wardrobes, exposed wooden floorboards. BEDROOM 3 Exposed floorboards, a double room with built in wardrobe, large sash window looking to the rear courtyard.

SECOND FLOOR

BEDROOM 2/ LOFT ROOM a spacious and versatile room, carpeted, UPVC windows with views, sliding mirror fronted walk in wardrobe/storage,

OUTSIDE

Adjoining the property is an enclosed courtyard which is part patio and decking with space for tables, chairs, BBQ etc. A single gate then leads you to the rear private lane with access to the GARAGE/WORKSHOP and the fabulous, private walled 'Secret Garden' with an assortment of plants, shrubs and trees, as well as a lawn and patio area with space for table, chairs etc.

SERVICES

All mains connected, Gas C/H

DIRECTIONS

From Barnstaple direction, travel up main Newport Road. Turn right at crossroads into South Street. Turn left into Orchard Terrace and number 3 will be found on your left hand side.





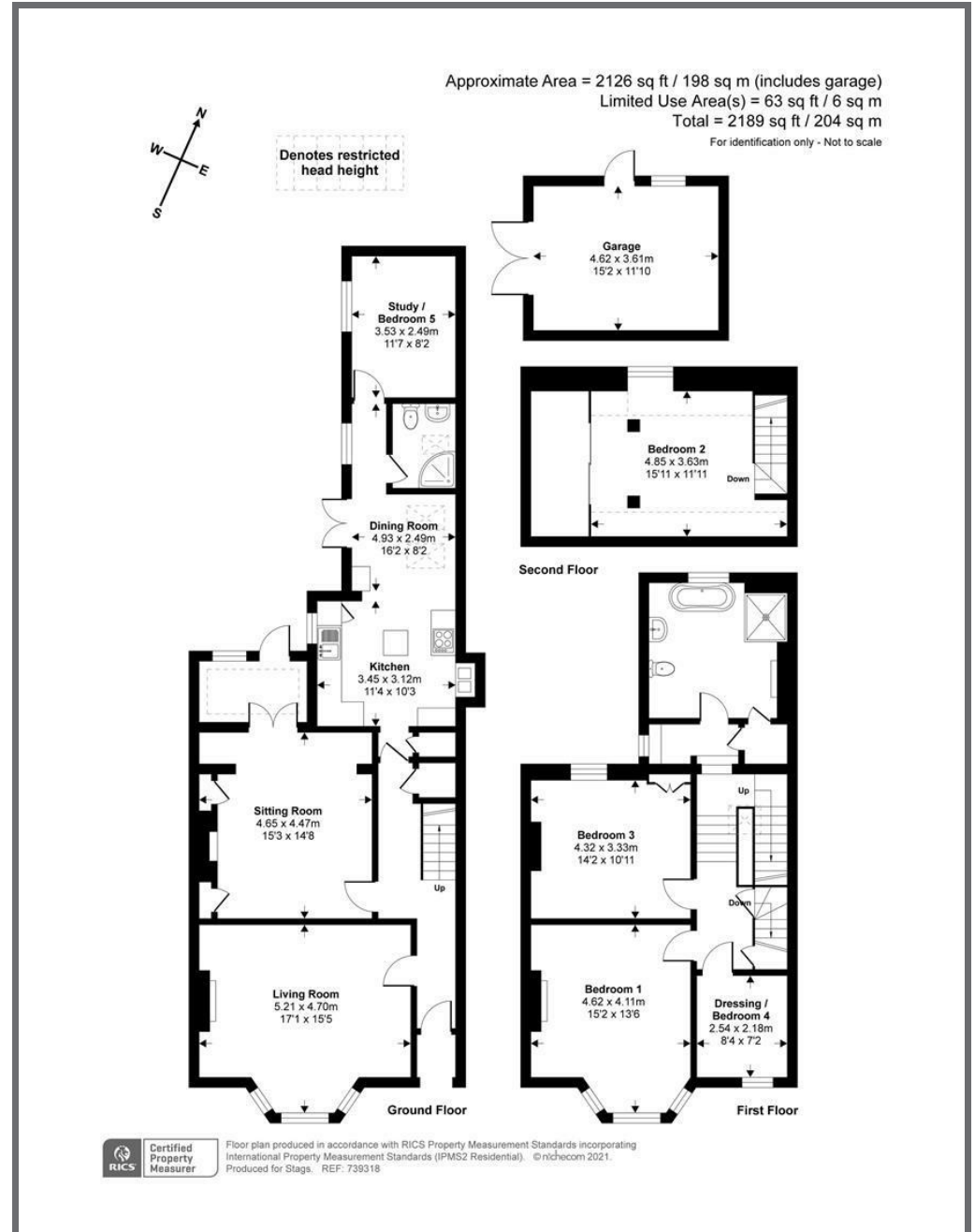
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		Current Potential
		75
		53
England & Wales		EU Directive 2002/91/EC

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